

N1/2 OF SW1/4 OF NE1/4 OF NE1/4,
SIDE FOR RD. (AKA LOT 4 RIVER OÁ
UNREC).

TRICE RANDALL G/TRICE CYNTHIA K
249 SW RIVER OAK CT
FORT WHITE, FL 32038

2026

05-7S-16-04137-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 03 03

DOR CODE 0200MOBILE HOME

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 5716.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100		182	4,281
BAS	924	100		924	21,736
FEP	168	85		143	3,364
UOP	88	25		22	518
USP	140	35		49	1,153

TOTALS 1,502 1,320 31,052

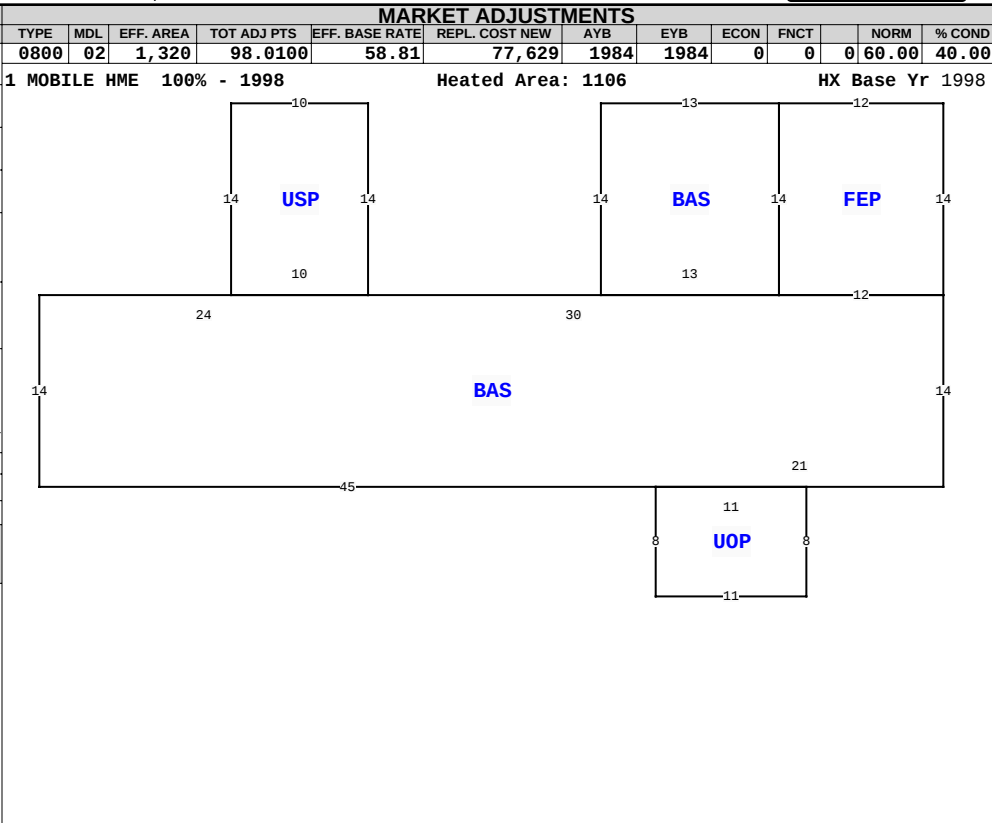
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0 100	18	25	450.00	UT	2.50	2.50	100	2008	2008	3	100	1,125	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/22/2015 BY TW



249 SW RIVER OAK CT, FORT WHITE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/14/2024	MLU	

TOTAL OB/XF 12,425

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		31,052
TOTAL MARKET OB/XF VALUE		12,425
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		93,477
SOH/AGL Deduction		42,103
ASSESSED VALUE		51,374
TOTAL EXEMPTION VALUE	HX HB	26,374
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		93,477
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,477

XFOB:1:1: EASTWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/1586	6/24/2024	LE	U	I	14	100

GRANTOR: TRICE RANDALL GRANT

GRANTEE: TRICE RANDALL GRANT

0583/0181 12/01/1985 AG Q V 01 12,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N14 W13 S14 E13\$ W30 USP= N14 W10 S14 E10\$

W24S14 E45 UOP= S8 E11 N8 W11\$ E21 N14 FEP= N14 W12 S14

E12\$.

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